

PB# 86-29

Herbert Langanke

4-1-32.21

86-29 Langanke, Herbert

approved April 23, 1986
filed with T.C. office 8/25/86 ph.

Oxford

*** ESSEITE**

MADE IN U.S.A.

NO. 753 1/3

approved
filed with T.C.

Oxford

ESSETE

MADE IN U.S.A.

NO. 753 1/3

General Receipt			7529
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			<u>April 23</u> 19 <u>86</u>
Received of <u>Herbert L. Langanke</u>			\$ <u>25.00</u>
<u>Twenty-five and 00/100</u>			DOLLARS
For <u>dot line Charge application # 86-29</u>			
DISTRIBUTION			
FUND	CODE	AMOUNT	
<u>CP# 2805</u>		<u>25.00</u>	
By <u>Pauline G. Townsend</u>			
<u>Town Clerk</u>			Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

86-29

Date Received 4/22/86
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 4/22/86

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project BOUNDARY LINE CHANGE
2. Name of Applicant Herbert E. LANGANKE Phone 562-2093
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record Herbert LANGANKE Phone 562-6949
Address 435 Little Britain Rd New Windsor, NY
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person Patrick T Kennedy Phone 56
Preparing Plan Little Britain Road
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the South side of Steele Road
(Street)
500' feet from intersection
(direction)
of Steele Road and Route 207
(Street)
7. Acreage of Parcel 2,999 square ft
8. Zoning District PI
9. Tax Map Designation: Section 4 Block 1 Lot(s) 32.21
10. This Application is for the ~~use and construction of~~ A
boundary line change
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? yes If so, list case Number and Name Herbert E. LANGANKE #85-48
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

21 day of April, 1986 Herbert E. Langanke
(Applicant's Signature)

HENRY F. SCHEIBLE
Notary Public, State of New York
Qualified in Orange County Public
Commission Expires March 30, 1987

Title

Henry F. Scheible

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides _____ in the
(Owner's Address)
county of _____ and State of _____
and that he is (the Owner in fee) of (_____ of the _____
(Official Title)

Corporation which is the Owner in fee) of the premises described in the foregoing application and that he has authorized _____

_____ to make the foregoing application for special use approval as described herein.

Sworn before me this

_____ day of _____, 1986
(Owner's Signature)

Notary Public

INSTRUCTIONS

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . ☐ Yes ☒ No
15. Is there public controversy concerning the project? . . . ☐ Yes ☒ No

PREPARED BY SIGNATURE: Herbert E. Langanke

TITLE: _____

REPRESENTING: _____

DATE: 4/14/86

9/1/78

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924

MARION S. MURPHY
County Clerk

January, 1986

Tel. (914) 294-5151

TO: All Interested Parties

FROM: Marion S. Murphy, County Clerk

RE: Section 334 of the Real Property Law in Relation to Filing of Subdivision Maps

Attached please find a copy of the REQUIREMENTS for the filing of SUBDIVISION MAPS with our office. We call your attention particularly to Item 1 and Item 6 for several minor changes or additions. These changes are shown as underlined sections.

Many thanks for your continued cooperation.

County of Orange

COUNTY CLERK'S OFFICE

Orange County Government
Center



Goshen, New York 10924
Tel. (914) 294-5151

MARION S. MURPHY
County Clerk

ALBERT P. PACIONE, SR.
Deputy County Clerk

SUBDIVISION MAP FILING REQUIREMENTS

Section 334 of the Real Property Law

1. MUST be printed upon mylar, linen or canvas-backed paper, or drawn with a pen and India ink upon tracing cloth and must show the Section, Block and Lot of the parent parcel and the name/s as they appear on the last extended county and town tax roll.
2. MUST be in duplicate (as shown) and paper copy for the County Tax Map Department. A duplicate copy shall also be filed with the clerk of the city, town or village where the property is situated.
3. MUST be not less than 8½" x 11" and not more than 34" x 44" in size.
4. A certificate of the licensed land surveyor showing the date of the completion of the survey by said land surveyor and of the making of the map by said land surveyor.
5. May require the Orange County Department of Health approval if any map contains five (5) or more residential lots (i.e., five acres or less) and there is independent evidence that the fifth residential lot is being sold, rented, or offered for sale within a three (3) year period. (Public Health Law 1115-1118, as amended August 1, 1977.)
6. MUST have Town Planning Board or Village Planning Board final approval, or City Planning Board or City Council final approval (whichever is applicable) and MUST NOT be dated more than sixty (60) days, if approved by the town and not more than ninety (90) days if approved by the Village or City prior to being offered for filing. (Village Law section 7-728, Town Law section 278 and General City Law section 32.)
7. Every such map of subdivided land, whether intended as an original subdivision or as an alteration of a prior subdivision, shall have endorsed thereon or annexed thereto at the time such map is offered to be filed a certificate of the Commissioner of Finance or of an abstract and title company AND a certificate of the tax collecting officer of any county, city, town or village wherein such property or any part thereof is situate, stating that all taxes levied and unpaid and in addition, all taxes which are a lien prior to the time such original or subsequent map is offered to be filed, whether assessed against the entire tract of land or against any lot or other part of such land, have been paid, and the County Clerk shall not file any such map without such endorsements or certificates.
8. Fee for Filing: Ten dollars (\$10.00) per page. If paid by check, payable to the "Orange County Clerk". An additional fee of one dollar (\$1.00) per copy will be charged for signing maps other than the original mylar, the paper copy for tax map, and one (1) copy for the filer.

January, 1986

MARION S. MURPHY, COUNTY CLERK

(UNDERLINED MATERIAL IN ITEMS 1 AND 6 ARE ADDITIONS)

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x

In the Matter of the Application of

DECISION: GRANTING

HERBERT LANGANKE,

USE/AREA VARIANCES

#85-48.

-----x

WHEREAS, HERBERT LANGANKE, 27 Steele Road, New Windsor, N. Y., has made application before the Zoning Board of Appeals for use and area variances for the purpose of construction of a one-family residential dwelling in a PI zone; and

WHEREAS, a public hearing was held on the January 27, 1986 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, applicant appeared in behalf of himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking a use variance to allow the construction of a residential dwelling in a PI zone.

3. The evidence shows that applicant intends utilize a building lot which he purchased in 1973 which has insufficient rear yard in order to construct the dwelling.

4. The evidence shows that the building lot is located in a wooded area on Steele Road which has single family homes on both

sides of the road and that the lot slopes steeply down to Steele Road.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would deprive the applicant of a reasonable use of such land.

2. The evidence indicates that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the same zone.

3. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

4. The proposed variance will not result in substantial detriment to the adjoining properties or change the character of the neighborhood.

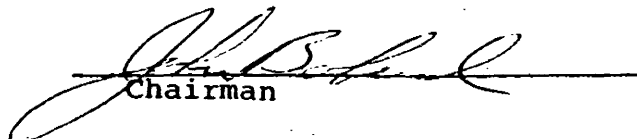
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANTS the following variances in accordance with plans submitted at the public hearing. (1) Use variance to allow one-family residential dwelling to be constructed in a PI zone; (2) 20 ft. rearyard variance.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant and/or attorney.

Dated: February 10, 1986.


Chairman

Tax Map Data:

Section: 4
Block: 1
Lot: 32.21

Deed Reference:

Lib. 2084, Page 791

Map Reference:

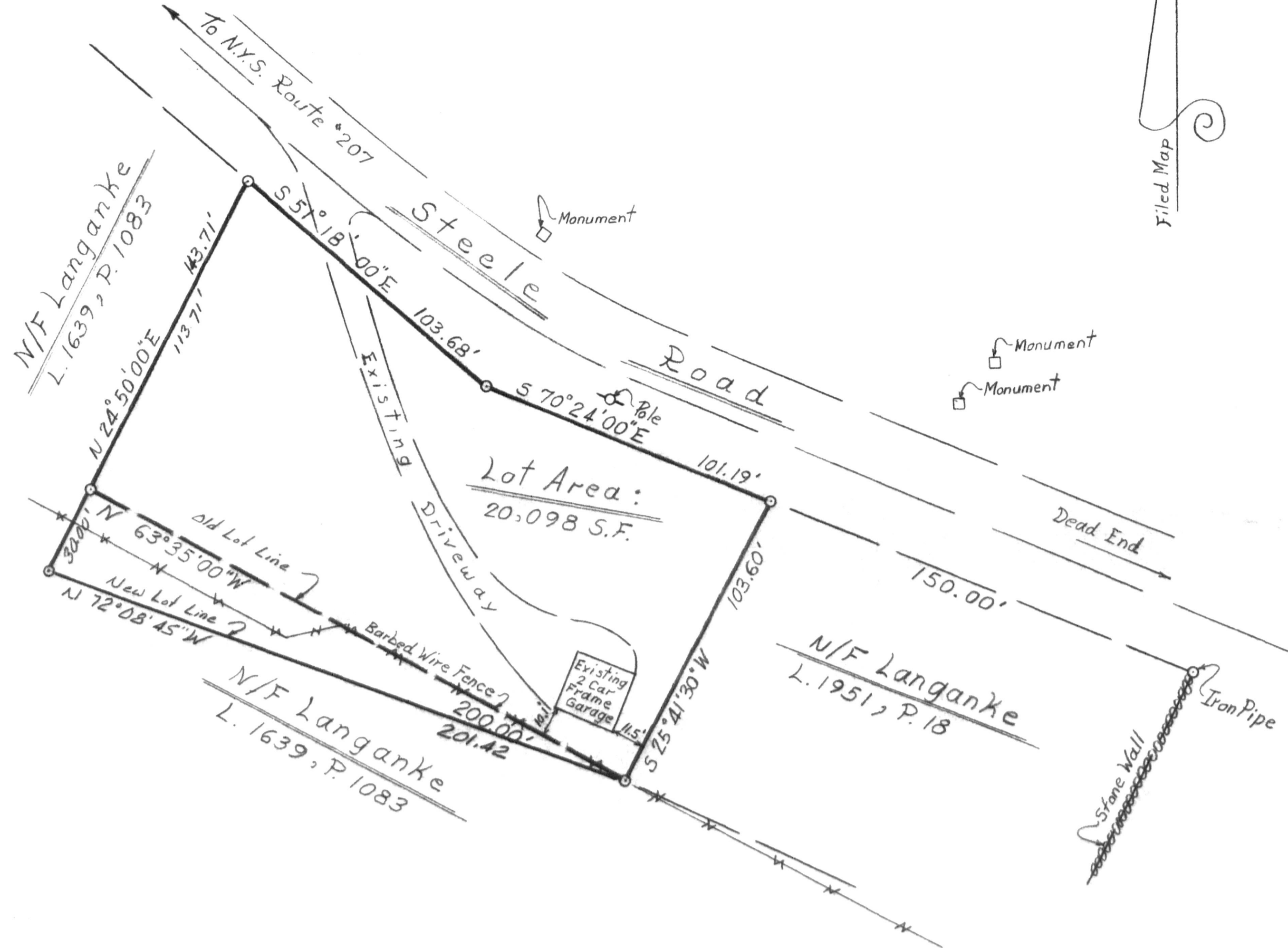
"Subdivision of Lands of
Herbert Langanke Sr."

Dated: June 1, 1973

Filed: June 18, 1973

Map # 3009

Lot B



Area:

Old Area: 20,098 S.F.

lot line Change: 2,999 S.F.

Total Area: 23,097 S.F.

Initial

APPROVAL GRANTED

BY TOWN OF NEW WINDSOR PLANNING BOARD

ON 27 April 86

BY

Henry J. Reynolds
HENRY J. REYNOLDS
Chairman

To Herbert E. Langanke Jr.
certified to be a correct and
accurate survey.

Dated: February 12, 1986

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2 of the N.Y. State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies.
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owner.

Patrick T. Kennedy L.S. 647 Little Britain Rd + New Windsor, New York 19550		
SCALE: 1" = 30' DATE: Dec. 27, 1985	APPROVED BY: [Signature]	DRAWN BY: [Signature]
Survey of Lands for Herbert E. Langanke Jr. Town of New Windsor Orange County, New York		
DRAWING NUMBER 85-430		REVISED: March 12, 1986



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Section: 4
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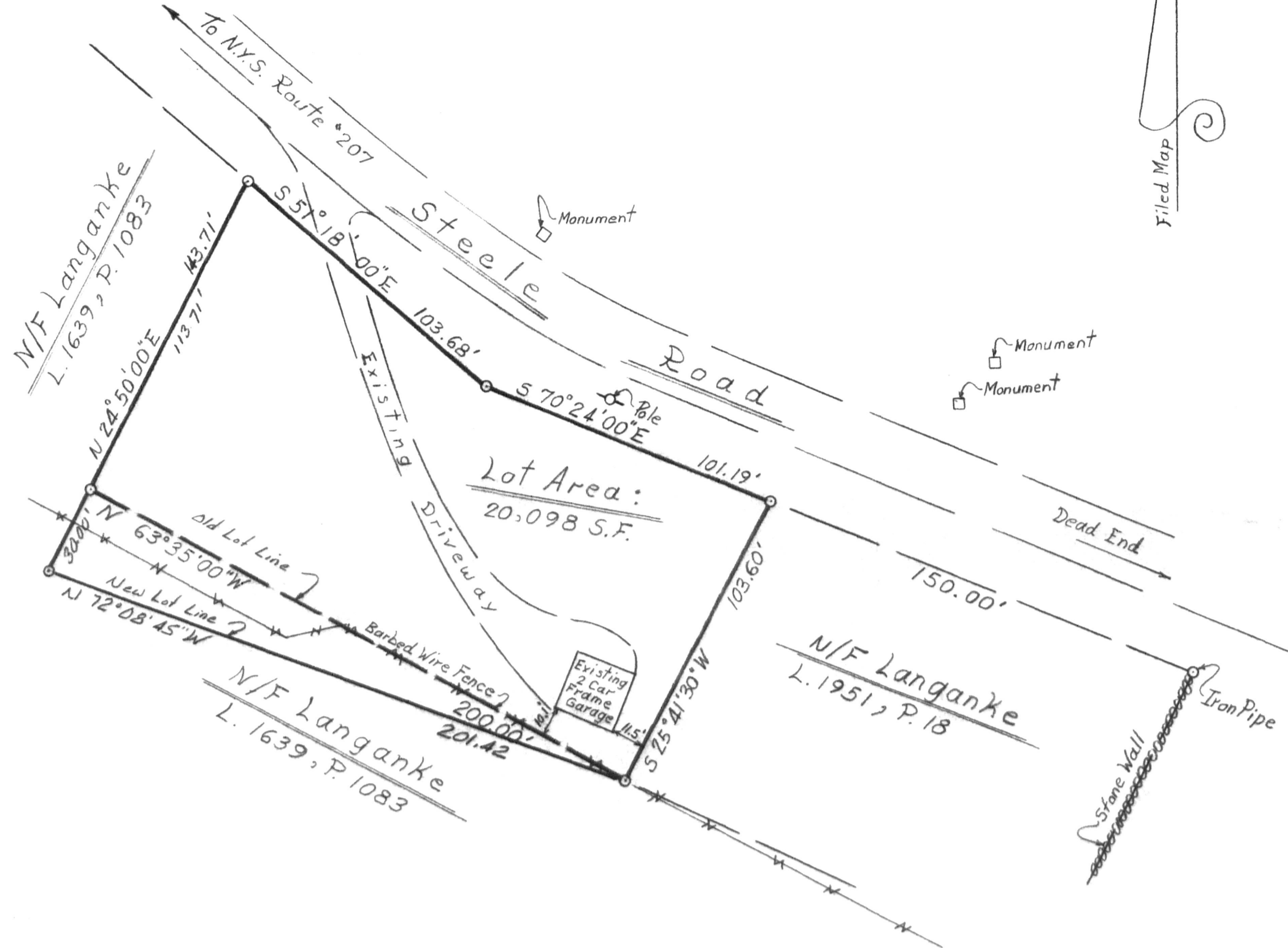
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